

# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2009-0054

**PROPERTY LOCATION:** 2615-2619 MT VERNON AVENUE, ALEXANDRIA, VA

**TAX MAP REFERENCE:** 24.04-04-01  
24.04-04-49 **ZONE:** CL

**APPLICANT:**

**Name:** MEJIA BROTHERS, INC. DBA/LOS TIOS GRILL RESTAURANT

**Address:** 2615-2619 MT VERNON AVENUE

**PROPOSED USE:** FULL SERVICE RESTAURANT

[ ] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

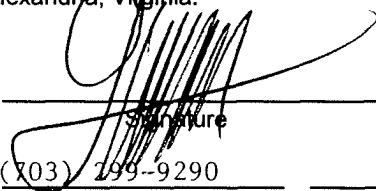
[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

GERMAN MEJIA  
Print Name of Applicant or Agent

2615-2619 MT. VERNON AVENUE  
Mailing/Street Address

ALEXANDRIA, VIRGINIA  
City and State                      Zip Code

 8/21/09  
Signature                      Date  
(703) 799-9290                                            
Telephone #                      Fax #  
lostiossgrill@yahoo.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2615-2619 MT VERNONA AVENUE, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the RESTAURANT use as  
 (use)  
 described in this application.

Name: POTOMAC WEST REALTY

Phone: \_\_\_\_\_

Please Print

Address: 700 N WASHINGTON ST, ALEXANDRIA, VA

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

GERMAN MEJIA 1223 TENESSEE DR, LEESBURG, VA 20176 50% OWNERSHIP

MARIA RAQUEL FLORES 1223 TENESSEE DR, LEESBURG, VA 20176 50% OWNERSHIP

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**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2619 MOUNT VERNON AVENUE I hereby  
(Property Address)

grant the applicant authorization to apply for the RESTAURANT use as  
(use)  
LOSTLOS RESTAURANT EXPANSION  
described in this application.

Name: RAFAT MAHMOOD

Phone: 703 683 8000

Please Print

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: [Signature]

Date: 8/18/09

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

X

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☐ **Yes.** Provide proof of current City business license

## NARRATIVE DESCRIPTION

SEE ATTACH EXHIBIT "A"

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**LOS TIOS GRILL RESTAURANT**

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**EXHIBIT "A"****REVISED****SPECIAL USE PERMIT****DESCRIPTION OF BUSINESS EXPANSION**

Los Tios Grill Restaurant has been operating as a Fine Tex-Mex & Salvadoran full service restaurant since 2004. The restaurant counts with a total of 128 indoor table seating, 10 indoor bar seating, and 38 outdoor seating.

The restaurant is a family oriented business, that has become a smash hit the Mt. Vernon Avenue area.

We are proposing to increase an additional 104 indoor tables seating and 24 outdoor seatings, which will bring a total of seating capacity of 306 (Three Hundred Six) for the restaurant. The existing location has a total of 4 bathrooms, the proposing expansion will increase the total of bathrooms to 6. We do not expect major renovations in term of contruction. There will be a small hall that will conect the existing location 2617 with the proposing expanded location 2619.

The restaurant has worked a parking agreement with Suntrust Bank located at 2809 MT. Vernon St, which is .12 miles away from the restaurant, this agreement allows Los Tios Grill Restaurant patrons to park their vehicle in the bank parking lot, which has a total of 44 parking available, as per zoning ordinance section 8-200 (c) for commercial use property off site parking may be provide within 500 feet. The off site parking for the propose use is within 440 feet away.

The Restaurant



the Hours of operation as follow:

Day	Time
Sunday-Monday-Tuesday-Wednesday-Thurday:	11:00AM to 11:00PM
Friday-Saturday	11:00AM to 12:00AM

Los Tios Grill Restaurant will notify Virginia Department of Alcohol of the proposal changes to the existing ABC license.

The Resturant counts with a total of 49 Employees, with the proposing changes, the restaurant will employ an additional 25 employees totaling 74 employees to provide a better service, please note that some of this employees will be seasonal, due to the fact that 62 seats are outdoors and the restaurant will not be able to use these seats in winter time.

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**USE CHARACTERISTICS****4. The proposed special use permit request is for (check one):**

- ☐ a new use requiring a special use permit.  
☐ an expansion or change to an existing use without a special use permit,  
☒ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

**5. Please describe the capacity of the proposed use:**

- A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

WEEKDAYS LUNCH TIME WE EXPECT AN ESTIMATE OF 50 CLIENTS. WEEKDAYS DINER

TIME AN ESTIMATED OF 170 CLIENTS. WEEKENDS WE EXPECT AN ESTIMATED OF 250 PATRONS

- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

WE EXPECT A TOTAL OF 74 EMPLOYEES. (See Exhibit A FOR MORE DETAILS)

**6. Please describe the proposed hours and days of operation of the proposed use:**

Day:

Hours:

SUN-MON TUE WED THURSDAY11:00AM TO 11:00PMFRIDAY SATURDAY11:00AM TO 12:00AM**7. Please describe any potential noise emanating from the proposed use.**

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

WE DO NOT ANTICIPATED A HIGH LEVEL OF NOISE

- B. How will the noise be controlled?

N/A

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8. Describe any potential odors emanating from the proposed use and plans to control them:

WE DO NOT EXPECT ANY ODORS NOISE

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

RECYCLE CANS, BOTTLE, OFFICE PAPER, FOOD, DISPOSIBLE RESTAURANT

SUPPLIES

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

AN AVERAGE OF 49 BAGS PER WEEK

- C. How often will trash be collected?

FOUR TIMES PER WEEK

- D. How will you prevent littering on the property, streets and nearby properties?

PLACING LITTER BINS INSIDE AND OUTSIDE THE RESTAURANT. ENSURING

THE STAFF OR CREW MEMBERS CLEAR RUBBISH FROM TABLES AND DISPOSE IT IN LITTER BINS PROVIDED.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes.

☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

COOKING OIL. A WEEKLY QUANTITY OF 30 GALLONS WILL BE USED.

THE USED OIL IS COLLECTED ONCE A WEEK

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

EMPLOYEES TRAINING WILL BE OFFER FOR SAFETY WE

## ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

THE RESTAURANT IS CURRENTLY SELLING MIXED DRINKS, BEER, AND WINE

WE WILL INCREASE OUR SEATING CAPACITY AND NOTIFY TO VIRGINIA

DEPARTMENT OF ALCOHOL CONTROL ABOUT THE RESTAURANT EXPANSION

AND CONTINUING SELLING ALCOHOL BEVERAGES ON PREMISES



SUP # 2009-0054**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

*See Exhibit A*

Planning and Zoning Staff Only	
Required number of spaces: _____	
Does the application meet the requirement?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Where is required parking located? (check one)

☐ on-site  
☒ off-site

If the required parking will be located off-site, where will it be located?

2809 MT VERNON AVENUE, ALEXANDRIA, VA

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? NONE

Planning and Zoning Staff Only	
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____	
Does the application meet the requirement?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No

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- B. Where are off-street loading facilities located? THE LOADING FACILITY IS  
LOCATED AT FRONT OF THE RESTAURANT
- C. During what hours of the day do you expect loading/unloading operations to occur?  
8:00 AM - 12:00 PM.  
TWICE A WEEK FROM 10:00 AM TO 4:00 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
TWICE A WEEK
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
IT IS STREET ACCESS

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No  
 Do you propose to construct an addition to the building? ☐ Yes ☒ No  
 How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be?  
4000 sq. ft. (existing) + 1637 sq. ft. (addition if any) = 5637 sq. ft. (total)
19. The proposed use is located in: (check one)  
☒ a stand alone building  
☐ a house located in a residential zone  
☐ a warehouse  
☐ a shopping center. Please provide name of the center: \_\_\_\_\_  
☐ an office building. Please provide name of the building: \_\_\_\_\_  
☐ other. Please describe: \_\_\_\_\_

**End of Application**

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## APPLICATION

## RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors:

244

Outdoors:

46

Total number proposed:

306 - and

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**)

☒ Yes

☐ No

Beer and wine — on-premises

☒ Yes

☐ No

Beer and wine — off-premises

☐ Yes

☒ No

3. Please describe the type of food that will be served:

Fine Tex-Mex & Salvadorian

4. The restaurant will offer the following service (check items that apply):

☒

table service

☒

bar

☐

carry-out

☐

delivery

5. If delivery service is proposed, how many vehicles do you anticipate?

ND

Will delivery drivers use their own vehicles?

☐ Yes

☐ No

Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☒ Yes

☐ No

If yes, please describe:

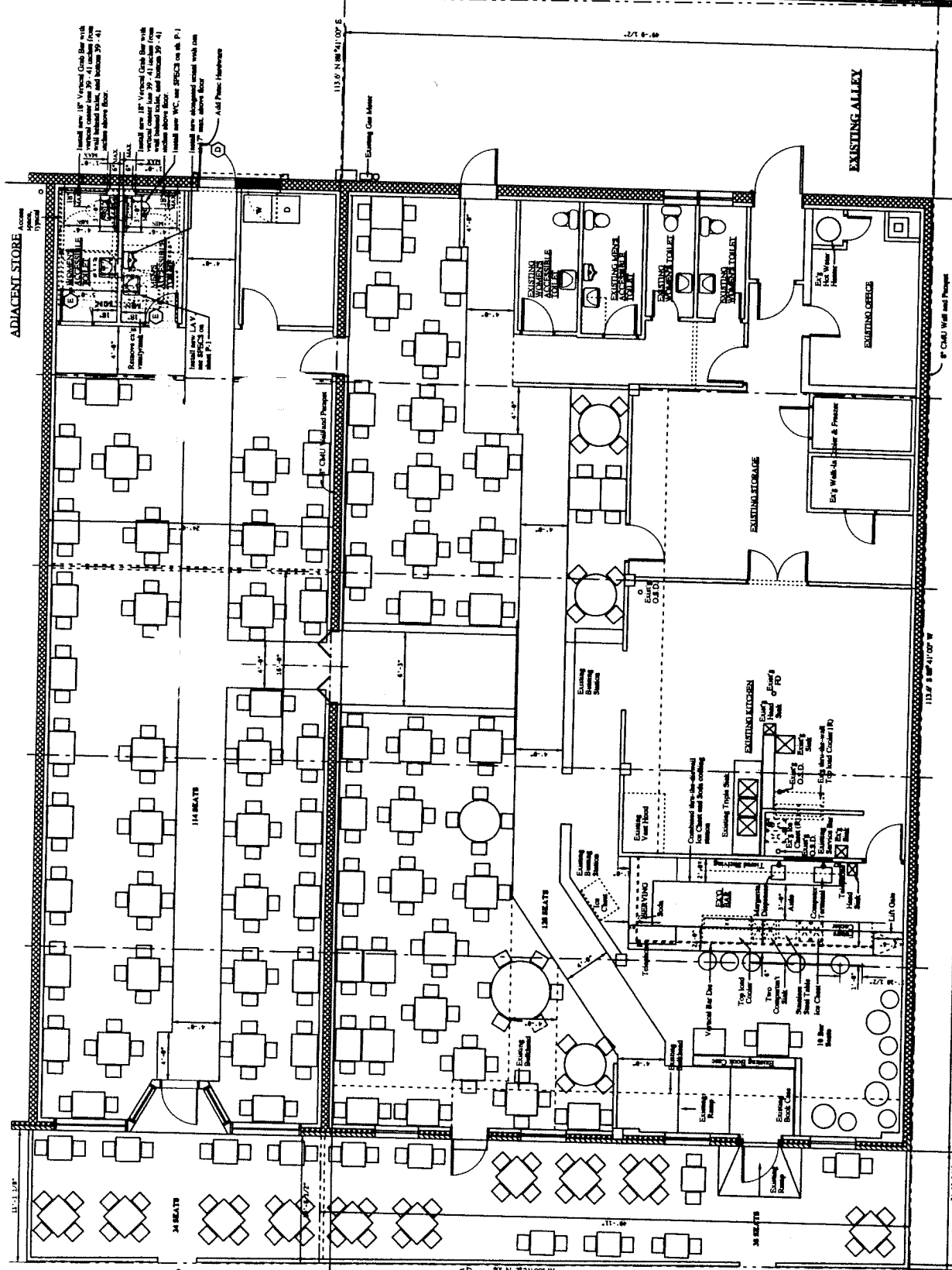
TV @ bar, acoustic guitar

**FLOOR PLAN**

[illegible]

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Class	K.A.B	Approved	MOCL
<p>1,40" x 1" - 0"</p>			
Iss. No.	00000000	Date	12 August 20
Drawing No.			



SEATING COUNT		Existing (SUP 2006-0002)		New		Total	
	Indoor Table Seating	128		114		242	
	Indoor Bar Seating	10		-		10	
	Indoor Table Seating	38		24		62	

**Total Building Area 5,637 SF**

# REVISED



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

we Request 25 spaces of parking

**2. Provide a statement of justification for the proposed parking reduction.**

Additional 25 Spaces can be available after 6:00 ~~pm~~ Pm. at Suntrust Lot.

**3. Why is it not feasible to provide the required parking?**

we Have 48 Spaces available at Suntrust Bank. No more spaces are available during the day. No parking exists on the Restoran Site

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

Yes. ☒ No.

**5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.**

See  
attache

**6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.**